





8 Bryn Y Gloyn

Rhoose, Barry

Stunning 4/5 bed detached family home with glorious rear views. Features open plan kitchen/living area, study/5th bedroom, en suite, refitted bathroom, double garage with sun room, triple car drive, and enclosed garden. Peaceful setting with outdoor haven and parking for 3 vehicles.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SUPERB 4/5 BEDROOM DETACHED FAMILY HOME
- GLORIOUS VIEWS FROM THE REAR
- FABULOUS OPEN PLAN KITCHEN/LIVING SPACE
- STUDY / FIFTH BEDROOM (GROUND FLOOR)
- 4 BEDROOMS (ONE EN SUITE)
- REFITTED STYLISH FAMILY BATHROOM WC
- DETACHED DOUBLE GARAGE WITH SUN ROOM OFF
- TRIPLE CAR DRIVE AND ENCLOSED REAR GARDEN
- SET BACK FROM THE ROAD ITSELF
- EPC RATING IS D67





Entrance Hall

Accessed via composite door, the hall has a Karndean floor plus 2022 carpeted stairs to the first floor. Handy cloaks cupboard plus panelled doors lead to the living room, cloakroom/WC, sitting room/bedroom 5 and the fabulous family kitchen/dining area with sun room off. Under stair store cupboard. Radiator.

Cloakroom/WC

4' 9" x 4' 3" (1.45m x 1.29m)

Beautifully refitted with a white WC and oval ceramic wash basin with vanity cupboard under. Side opaque window with porcelain tiled sill and splashbacks plus porcelain floor. Radiator.

Living Room

17' 8" x 11' 4" (5.38m x 3.45m)

Dimensions into the bay - A pleasant carpeted reception room with front bay window, radiator and wall mounted contemporary electric fire. Double doors to the dining area.

Kitchen/Diner/Sun Room

27' 10" x 19' 5" (8.48m x 5.91m)

A sumptuous room occupying the rear of the property and with defined dining, sitting and kitchen areas. The dining space is carpeted and has a radiator and French doors to the sun deck whilst the sun room has a Karndean flooring, radiator and a clear glass roof with luxury blinds to remain. Sliding doors lead to the garden. The kitchen is beautifully appointed with high gloss white units with soft close and the drawers have hidden drawers within them ideal for cutlery etc. Integrated double oven and grill, 4 ring induction hob and full height fridge.

Utility Room

8' 8" x 5' 3" (2.64m x 1.60m)

With an integrated full height freezer and dishwasher plus door to the side. Second sink unit and space for washing machine. Radiator and extractor. Karndean flooring and ceramic tiled splashbacks.





Sitting Room/Bedroom Five

7' 0" x 5' 11" (2.13m x 1.80m)

With Karndean flooring, a front window and radiator. A versatile room.

Landing

A re-carpeted (2022) central landing with panelled doors to the four bedrooms, bathroom and airing cupboard housing the replaced Veissman 5 star rated combi boiler. Loft hatch.

Bedroom One

13' 4" x 11' 3" (4.06m x 3.43m)

Off the landing, a door leads to the bedroom area and en-suite giving a separate suite. The bedroom is carpeted and has a front window, fitted wardrobe and some channel views.

En-Suite

7' 7" x 6' 6" (2.31m x 1.98m)

A stunning en-suite with WC, basin with marble surround and vanity cupboard under plus luxury tiled double shower with fixed rainfall head and adjustable rinse head. Opaque front window and contemporary towel radiator.

Bedroom Two

14' 5" x 11' 0" (4.39m x 3.35m)

A large carpeted double bedroom with front window offering some channel views, triple wardrobe and radiator.

Bedroom Three

11' 4" x 9' 10" (3.45m x 2.99m)

A carpeted double bedroom with rear tilt and turn window offering glorious views and a radiator. Free-standing wardrobe unit.

Bedroom Four

10' 1" x 9' 6" (3.07m x 2.89m)

A carpeted L-shape room with radiator and rear window offering super channel views. Radiator.





Family Bathroom/WC

8' 3" x 5' 5" (2.51m x 1.65m)

Like the en-suite, superbly re-appointed and with a white suite comprising WC, rectangular ceramic basin with vanity cupboard under and bath with telephone style shower over. Opaque rear window with porcelain tiled splashback and sill plus matching tiled flooring. Contemporary towel radiator. Shaver point and extractor.

Double Garage

18' 5" x 18' 3" (5.61m x 5.56m)

Accessed via two single doors the open double garage has power and lighting, a side pedestrian door, rafter storage and sun room extension to the rear.

Sun Room

11' 9" x 9' 5" (3.58m x 2.87m)

A conservatory style extension accessed from the garage with fibreglass roof, uPVC windows and external door. Power and lighting is provided. Super channel views.

Front Garden

Laid mainly to lawn. The small grassed area which runs from the boundary line to the pavement is also part of the property.

Rear Garden

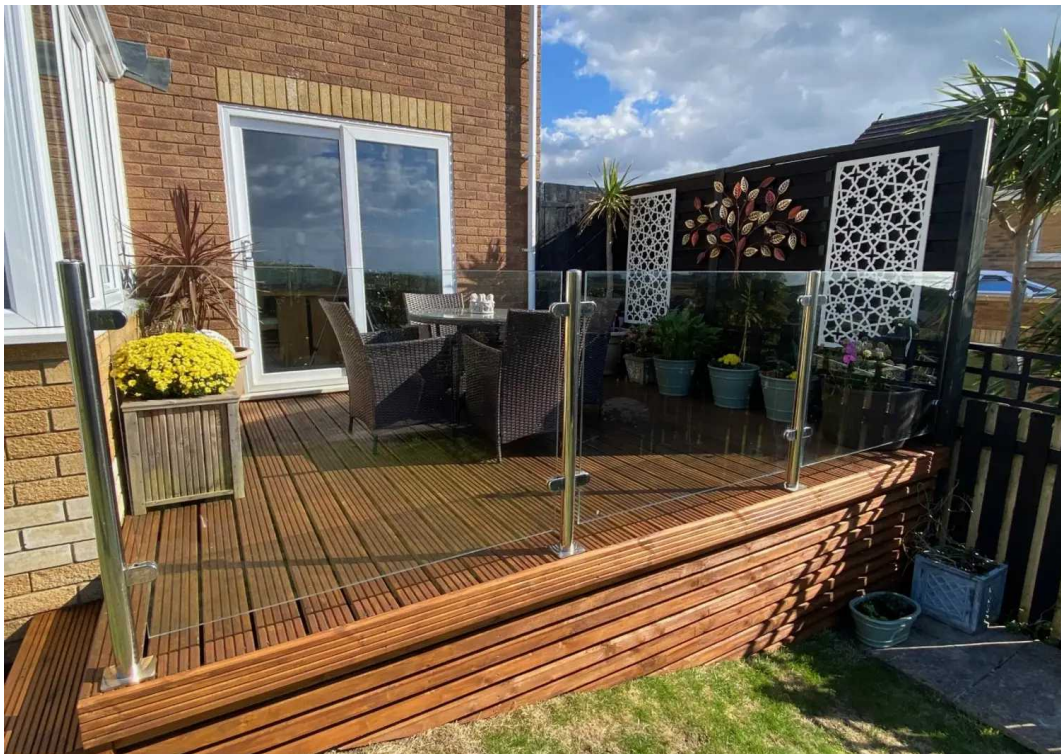
52' 11" x 29' 12" (16.14m x 9.14m)

A fully enclosed mainly lawned rear garden with super channel views. It is enclosed by fencing and also has side access to the front, a handy lean to style dry store plus raised sun deck and patio.

Driveway


3 Parking Spaces - With a mix of stone chippings but primarily tarmac and offering side by side space for three vehicles.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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Approximate Gross Internal Area
2088 sq ft - 194 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

rhouse@chris-davies.co.uk

www.chris-davies.co.uk/

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